

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Monmouth County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$24,610,550**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 27			
% of Funds Committed	93.38 %	94.52 %	16	94.94 %	39	38	
% of Funds Disbursed	85.71 %	83.13 %	14	84.35 %	43	44	
Leveraging Ratio for Rental Activities	5.32	4.44	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	83.34 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.72 %	65.24 %	4	68.05 %	81	76	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.52 %	82.73 %	18	79.65 %	48	44	
% of 0-30% AMI Renters to All Renters***	65.22 %	44.53 %	8	44.76 %	86	82	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	87.50 %	95.87 %	25	94.31 %	15	14	
Overall Ranking:			In State:	4 / 27	Nationally:	87	88
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,791	\$26,615		\$25,245	184 Units	15.40 %	
Homebuyer Unit	\$13,870	\$16,530		\$14,395	602 Units	50.50 %	
Homeowner-Rehab Unit	\$0	\$15,052		\$20,186	0 Units	0.00 %	
TBRA Unit	\$12,937	\$7,838		\$3,142	407 Units	34.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Monmouth County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$129,785	\$104,843	\$0
State:*	\$96,875	\$90,993	\$17,016
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	76.4	57.6	0.0	37.3
Black/African American:	17.4	31.2	0.0	52.8
Asian:	0.0	1.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.5
Native Hawaiian/Pacific Islander:	0.6	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.2	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.2	0.5	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.2

ETHNICITY:

Hispanic	4.3	8.0	0.0	9.1
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	86.3	26.7	0.0	32.9
2 Persons:	6.8	25.1	0.0	26.5
3 Persons:	4.3	19.9	0.0	18.4
4 Persons:	1.9	14.6	0.0	11.8
5 Persons:	0.6	10.0	0.0	6.9
6 Persons:	0.0	2.7	0.0	2.9
7 Persons:	0.0	0.7	0.0	0.2
8 or more Persons:	0.0	0.3	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	39.8	28.6	0.0	52.8
Elderly:	50.9	0.2	0.0	17.9
Related/Single Parent:	3.7	34.9	0.0	19.4
Related/Two Parent:	3.1	25.1	0.0	5.4
Other:	2.5	11.3	0.0	4.4

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.0	0.2 [#]
HOME TBRA:	0.0	
Other:	49.1	
No Assistance:	37.9	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Monmouth County Consortium

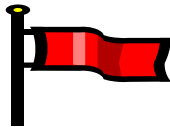
State: NJ

Group Rank: 87
(Percentile)

State Rank: 4 / 27 PJs

Overall Rank: 88
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	83.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.52	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	87.5	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

